



Project #15-048
Logan Starbucks & Retail Building
Located at 730 South Main Street

REPORT SUMMARY...

Project Name: Logan Starbucks & Retail Building
Proponent / Owner: Terraform Companies / JKR Four 730 South Main LLC
Project Address: 730 South Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: October 8, 2015
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #15-048, Logan Starbucks and Retail Building, in the Commercial (COM) zone located at 730 South Main Street, TIN #02-063-0025.

Current Land use adjoining the subject property

<i>North:</i>	COM: Vacant Lot (MACU)	<i>East:</i>	NR-6: Vacant Lot
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

DESIGN REVIEW PERMIT

Project Proposal

This is a proposal for a new 2,200 SF Starbucks commercial building and a 5,906 SF multi-tenant retail building. The proposal also includes streetscape improvements, landscaping improvements, a new 77-stall parking lot, and outdoor patio areas. The project site is the existing 1.08 acre property and an additional 0.36 acres (15,711 SF) to the north through a pending boundary line adjustment with the recently approved Mountain America Credit Union project, bringing the total project site up to 1.42 acres (62,284 SF). The existing antique store and accessory building in the rear yard are proposed to be entirely demolished.

Land Use

The Land Development Code (LDC) Table 17.17.030 permits both restaurants and general retail in the COM zoning district. The COM zoning designation is the City's primary economic zone and permits a wide range of commercial uses.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the COM zone are as follows (as measured from property lines):

Front: 10'
Side: 5'
Rear: 10'
Parking: 15'

The LDC also requires a minimum of 30% transparency on ground floor street facing facades. With no windows proposed for the Starbucks street facing façade, and not considering the parapet wall (15' floor height), a total of 171 SF of window area would be required to meet LDC standards. The retail building as proposed has approximately 31% transparency, and complies with the LDC. As conditioned with 30% (171 SF) of transparency on the street facing façade for the Starbucks building, the project meets the minimum requirements in the LDC.

Pedestrian Circulation

The LDC requires a pedestrian sidewalk connection between the building door and the adjacent street sidewalk and weather protection above public doors. The proposal includes a sidewalk connection from the street sidewalks to the multi-tenant building, but none connecting the Starbucks building. Weather protection is already shown on all but one public door. As conditioned with a sidewalk connection to the Starbucks building and weather protection above all public doors, the project complies with the LDC.

Parking Numbers

The LDC 17.38.070 requires one parking stall per every 150 SF for restaurants and one stall per every 250 SF of general retail. With a restaurant proposed at 2,200 SF (15 stalls) and a retail space proposed at 5,906 SF (24), the total number of parking stalls required would be 39 stalls. At 77 stalls proposed and 39 required, the project meets the LDC minimum parking stall requirements, but will exceed the requirement by more than 125% which triggers additional interior parking lot landscaping (18 SF to 36 SF) as per LDC 17.39.070. As conditioned with the additional landscaping, the project complies with the LDC.

Open Space Area

The LDC 17.19.070 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar amenities. The 1.42 acre (61,855 SF) site would require 6,185 SF of both landscaping and usable outdoor space for a total of 12,371 SF of open space. As proposed with open space areas totaling approximately 15,030 SF (24%) and landscape areas totaling 10,630 SF (17%), the project meets the open space area requirements of the LDC as proposed.

Landscaping

The LDC 17.39 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For 1.46 acres, 29 trees and 73 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows conceptual landscaping with 31 trees. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

14. The Planning Commission may require fencing in addition to the dense landscaping along the east property boundary to sufficiently screen and reduce impacts of the gas station.
15. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 - Minimum 60 ft straight on access is required. A triple dumpster enclosure is not needed unless a mixed recycle dumpster is also desired. Generally a garbage dumpster and a cardboard recycle dumpster can be shared between businesses to help minimize the space requirements. The minimum inside measurement of a double enclosure is 10 ft deep and 22 ft wide, without gates. With gates it is 24 ft wide. Install bollards in the back of the enclosure to protect the walls and an 8 ft pad in front of the enclosure to protect the asphalt. Minimum inside measurement of a triple enclosure is 10 ft deep and 32 ft wide.
 - b. *Water—contact 716-9622*
 - All buildings water mains will need to have a minimum DC (ASSE-1015) Backflow assembly (per degree of hazard) installed and tested on water mains as they enter the buildings before any branch offs.
 - All landscaping irrigation must have a high hazard rated back flow assembly such as a RP (ASSE-1013) or PVB (ASSE-1020) and tested.
 - If a fire suppression system is required in either building, then a minimum DCDA (ASSE1048) back flow assembly is required to be installed and tested.
 - All other Utah currently adopted 2012 IPC Back Flow rules must be followed.
 - c. *Engineering—contact 716-9153*
 - Must comply with all access requirements, cross access agreements, right of way dedication and street improvements required by UDOT and CAMP.
 - Complete a Boundary Line Adjustment of the effected parcels
 - Site must comply with current City/UDOT design and construction standards for utilities, storm water, land distrubance and road improvements.
 - Provide water shares or in-lieu of fee for all increased water demand from previous use.
 - d. *Fire—contact 716-9515*
 - Access
 - (IFC 503.1.1) *Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.*
 - Fire Apparatus Access from Main street on the West and the drive between the buildings appear to provide apparatus access within 150 ft of all portions of the facility as measured by an approved route around the exterior of the building.
 - Fire Hydrant Locations
 - (IFC 507.5.1) *Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building.*
 - Fire hydrant FH00640 is located on the East side of Main Street at 730 South Main and within 400 ft of all areas of the buildings.
 - Fire Water Flow
 - (IFC 507.1) *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.*
 - According to Table B105.1 the fire flow for a 5,906 sq ft building of type VB construction is 2,000 gpm.
 - According to the Logan City Engineering Fire Flow model:
 - FH00640 located at 698 S. Main on the East side of Main Street has a fire flow of 5,770 gpm @ 20 psi.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Board of Adjustment ☐ Board of Appeals ☐ Other
Oct. 8

Date Received 9-4-15	Received By RH	Receipt Number 521348	Zone Com	Application Number PC 15-048
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Logan Starbucks & Retail building				
PROJECT ADDRESS 730 South main Street, Logan, UT				COUNTY PLAT TAX ID # 02-063-0025
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Terraform Companies (Elliott B. Smith)				MAIN PHONE # 801-278-4689
MAILING ADDRESS 6770 South 400 East #102		CITY Salt Lake City	STATE UT	ZIP 84047
EMAIL ADDRESS ebsmith@terraformco.com				
PROPERTY OWNER OF RECORD (Must be listed) J&R Four 730 South main LLC				MAIN PHONE # 435-232-8636
MAILING ADDRESS P.O. Box 573		CITY Providence	STATE UT	ZIP 84332
EMAIL ADDRESS kent_dunkley@yahoo.com (agent)				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Proposed project is for a 2 lot ^{project} commercial sub- division with Starbucks on the north lot and a 5,900 s.f. multi-tenant retail building on the south lot. The project involves this parcel and a portion of 2 parcels owned by Mountain America C.O.				Total Lot Size (acres) 1.08 acres Size of Proposed New Building (square feet) 5,906 s.f. Number of Proposed New Units/Lots 2
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner 		

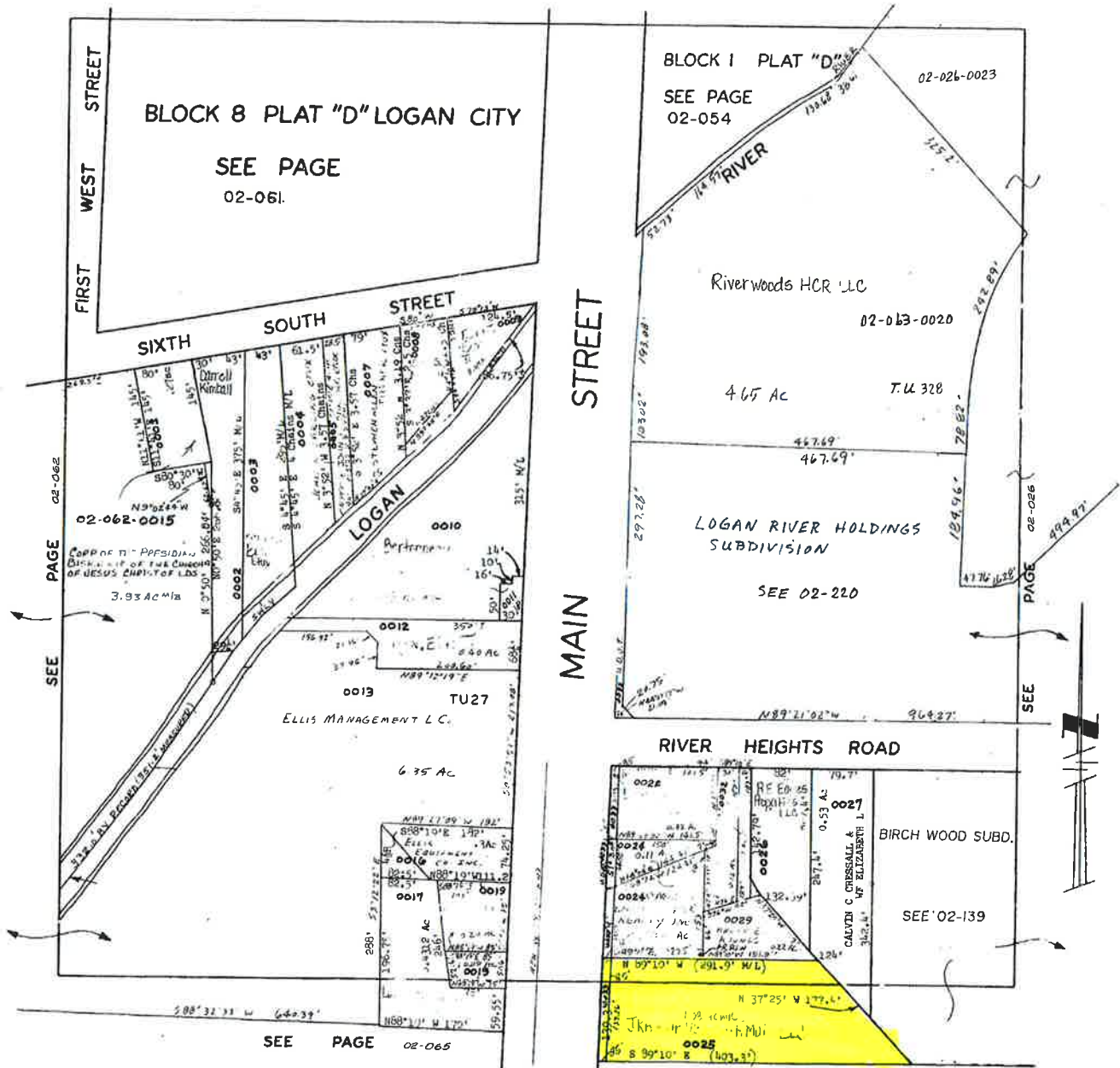
Section 4 Township 11 North Range 1 East
NE⁴ of SE⁴

Scale 1 Inch = 100 FEET

02
063

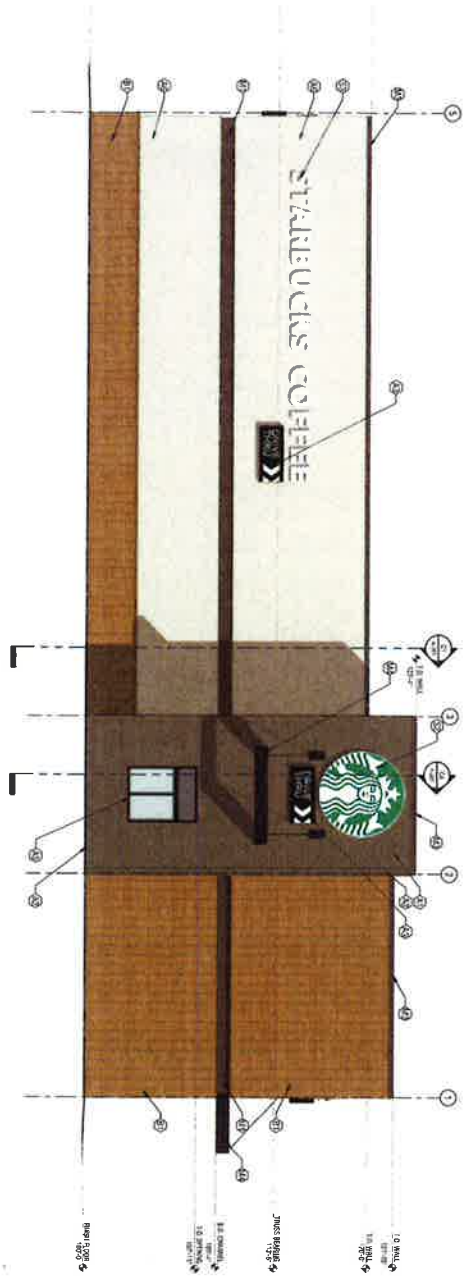
PC 15-048

PT BLOCK 5 PLAT "B" PROVIDENCE FARM SVY—WEST OF MAIN TO RIVER
PT BLOCK 6 PLAT "C" PROVIDENCE FARM SVY—EAST OF MAIN

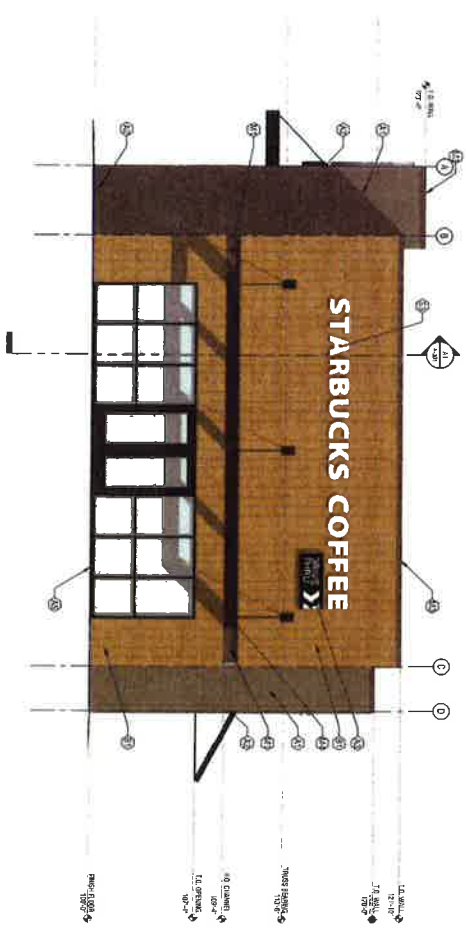


PC 15-048





C1 SOUTH ELEVATION



A1 EAST ELEVATION

BUILDING ELEVATION KEYNOTE
 1. 1/8" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/2" = 1'-0"
 4. 3/4" = 1'-0"
 5. 1" = 1'-0"
 6. 1 1/4" = 1'-0"
 7. 1 1/2" = 1'-0"
 8. 1 3/4" = 1'-0"
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 13. 3" = 1'-0"
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 17. 4" = 1'-0"
 18. 4 1/4" = 1'-0"
 19. 4 1/2" = 1'-0"
 20. 4 3/4" = 1'-0"
 21. 5" = 1'-0"
 22. 5 1/4" = 1'-0"
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 24. 5 3/4" = 1'-0"
 25. 6" = 1'-0"
 26. 6 1/4" = 1'-0"
 27. 6 1/2" = 1'-0"
 28. 6 3/4" = 1'-0"
 29. 7" = 1'-0"
 30. 7 1/4" = 1'-0"
 31. 7 1/2" = 1'-0"
 32. 7 3/4" = 1'-0"
 33. 8" = 1'-0"
 34. 8 1/4" = 1'-0"
 35. 8 1/2" = 1'-0"
 36. 8 3/4" = 1'-0"
 37. 9" = 1'-0"
 38. 9 1/4" = 1'-0"
 39. 9 1/2" = 1'-0"
 40. 9 3/4" = 1'-0"
 41. 10" = 1'-0"
 42. 10 1/4" = 1'-0"

STARBUCKS SHELL BUILDING
 700 SOUTH MAIN ST. LOGAN, UT

design west | architects
 255 SOUTH 200 WEST
 785 NORTH 400 WEST
 LOGAN UT 84301
 SALT LAKE CITY UT 84103

MARK	DATE	DESCRIPTION

EXTENSION ELEVATION

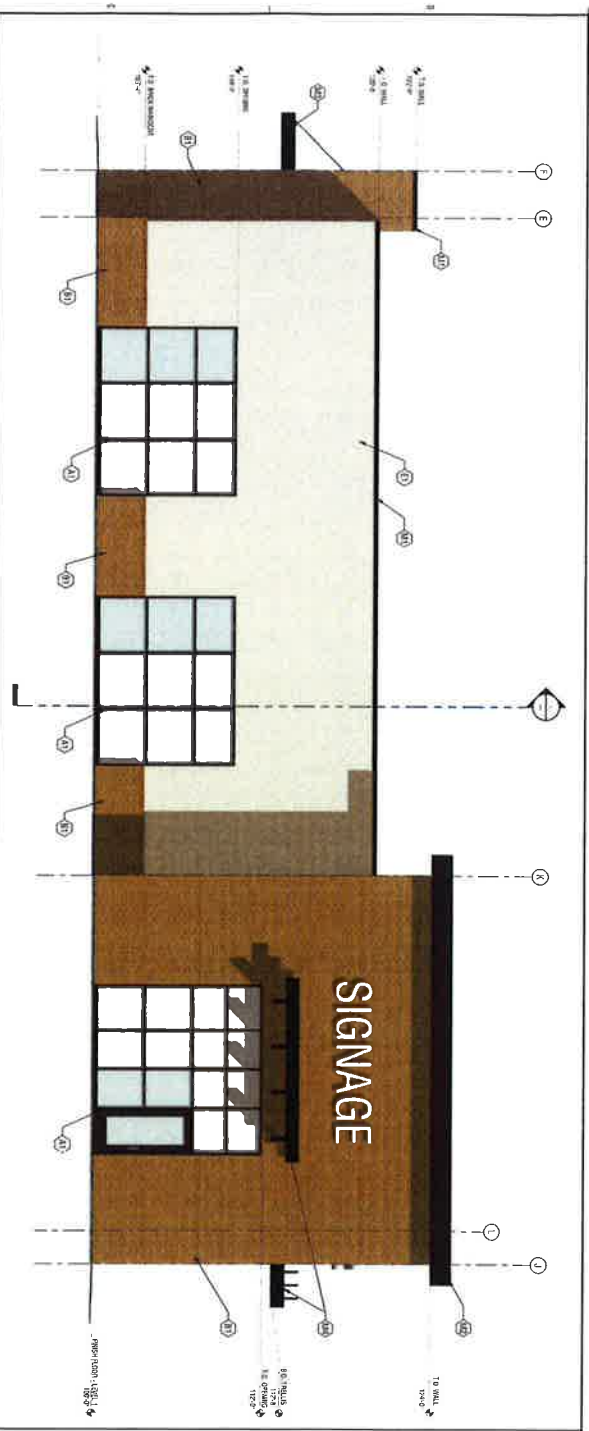
A-201

51
 $\Delta t = 4.0$ 
$$U^{\dagger} = T^{\dagger} Q^{\dagger}$$
[illegible]

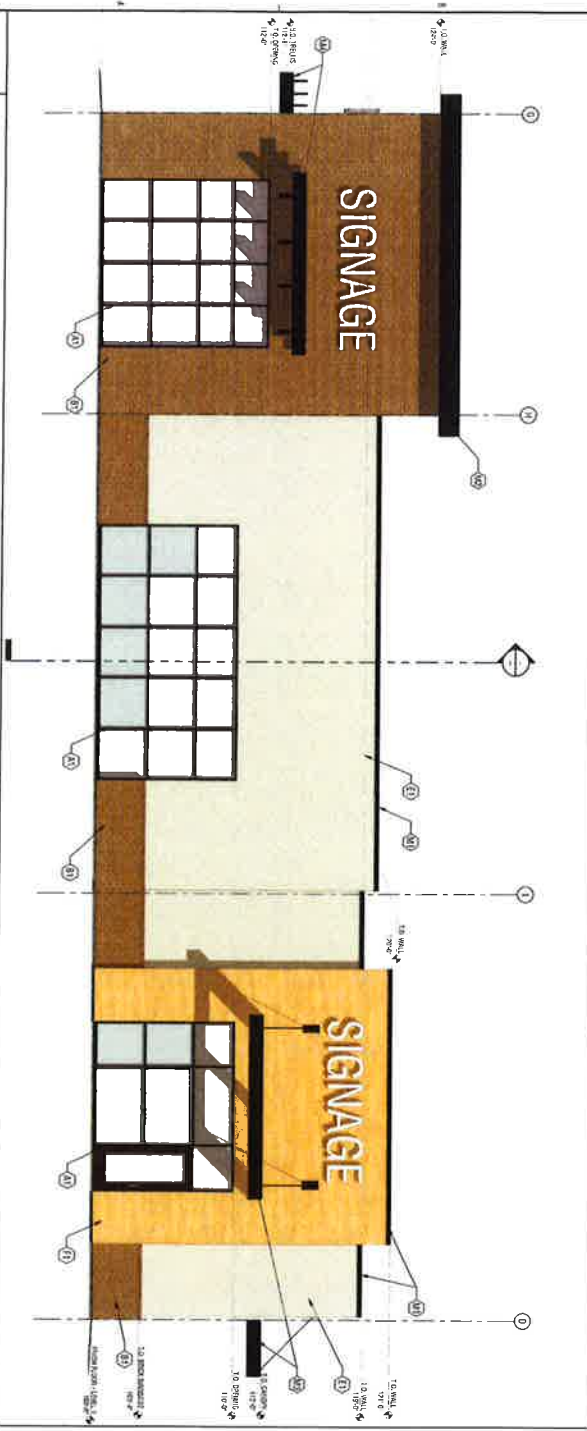
700 SOUTH MAIN ST. LOGAN, UT

255 SOUTH 300 WEST
795 NORTH 400 WEST

A-202



C1 NORTH ELEVATION



A1 WEST ELEVATION

BUILDING ELEVATION KEYNOTE

- A1 SIGNAGE - CONCRETE FRAMEWORK
- B1 SIGNAGE - CONCRETE FRAMEWORK
- C1 SIGNAGE - CONCRETE FRAMEWORK
- D1 SIGNAGE - CONCRETE FRAMEWORK
- E1 SIGNAGE - CONCRETE FRAMEWORK
- F1 SIGNAGE - CONCRETE FRAMEWORK
- G1 SIGNAGE - CONCRETE FRAMEWORK
- H1 SIGNAGE - CONCRETE FRAMEWORK
- I1 SIGNAGE - CONCRETE FRAMEWORK
- J1 SIGNAGE - CONCRETE FRAMEWORK
- K1 SIGNAGE - CONCRETE FRAMEWORK
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- M1 SIGNAGE - CONCRETE FRAMEWORK
- N1 SIGNAGE - CONCRETE FRAMEWORK
- O1 SIGNAGE - CONCRETE FRAMEWORK
- P1 SIGNAGE - CONCRETE FRAMEWORK
- Q1 SIGNAGE - CONCRETE FRAMEWORK
- R1 SIGNAGE - CONCRETE FRAMEWORK
- S1 SIGNAGE - CONCRETE FRAMEWORK
- T1 SIGNAGE - CONCRETE FRAMEWORK
- U1 SIGNAGE - CONCRETE FRAMEWORK
- V1 SIGNAGE - CONCRETE FRAMEWORK
- W1 SIGNAGE - CONCRETE FRAMEWORK
- X1 SIGNAGE - CONCRETE FRAMEWORK
- Y1 SIGNAGE - CONCRETE FRAMEWORK
- Z1 SIGNAGE - CONCRETE FRAMEWORK

LOGAN RETAIL BLDG.
LOGAN UT

design west | architects
LOGAN UT 84321
255 SOUTH 300 WEST
785 NORTH 400 WEST

EXTERIOR ELEVATIONS

A-202

DATE	BY	REVISION
12/1/18	ADW	REVISED
07/05/2015	ADW	REVISED



PARCEL SUMMARY

OVERALL PARCEL 62,285 SF± BEFORE DEDICATION
OVERALL PARCEL 61,005 SF± AFTER DEDICATION

(15,030 SF OPEN SPACE - 25%)
OPEN SPACE IS HARD/LANDSCAPE INCLUDING SIDEWALKS
FOR THIS CALCULATION
(10,630 SF GREEN OPEN SPACE - 17%)
LANDSCAPE ONLY

STARBUCKS PARCEL 17,211 SF±
• 2,200 SF BUILDING (RESTAURANT)
• 15 STALLS REQ'D @ 1/150 SF
• 18 PARKING STALLS PROVIDED
• BICYCLE PARKING - 1 PER 10 STD. STALLS

MULTI-TENANT PARCEL 43,794 SF±
• 5906 SF BUILDING (RETAIL)
• 24 STALLS REQ'D @ 1/250 SF
• 38 PARKING STALLS PROVIDED
• BICYCLE PARKING - 1 PER 10 STD. STALLS

PURCHASE FROM MACU 15,711 SF±
LUNDHIL PARCEL 45,373 SF±

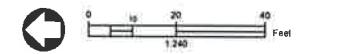
* PARKING REQUIREMENTS ARE BASED ON ASSUMPTIONS LISTED. REQUIREMENT DEPENDS ON ACTUAL USE WITHIN EACH BUILDING.

GENERAL NOTES

- CROSS ACCESS BETWEEN ADJOINING PROPERTIES WILL BE PROVIDED.
- PROPOSED WATER SERVICES ARE 2" CULINARY AND 6" FIRE PROTECTION.
- PROPOSED SEWER CONNECTIONS ARE 6" EACH.
- STORM DRAIN IS PROPOSED TO OUTFALL TO 18" UDOT DRAIN ON MAIN STREET. ON SITE STORMWATER TO BE DETAINED PER CITY STANDARDS.
- ALL EXISTING BUILDINGS ON SITE TO BE DEMOLISHED.
- POWER TO BE RELOCATED/ABANDONED AS DETERMINED NECESSARY.
- COMMUNICATIONS LINES ARE INTENDED TO FOLLOW SAME ALIGNMENT/LOCATION AS NEW POWER.

LEGEND

- SD NEW STORM DRAIN PIPELINE
- W NEW 2" WATER SERVICE & METER
- 6W NEW 6" FIRE SERVICE
- SS NEW 6" SEWER PIPELINE
- UP NEW UNDERGROUND POWER
- GAS NEW GAS SERVICE
- NEW POWER TRANSFORMER
- NEW SEWER GREASE TRAP



PRELIMINARY SITE PLAN

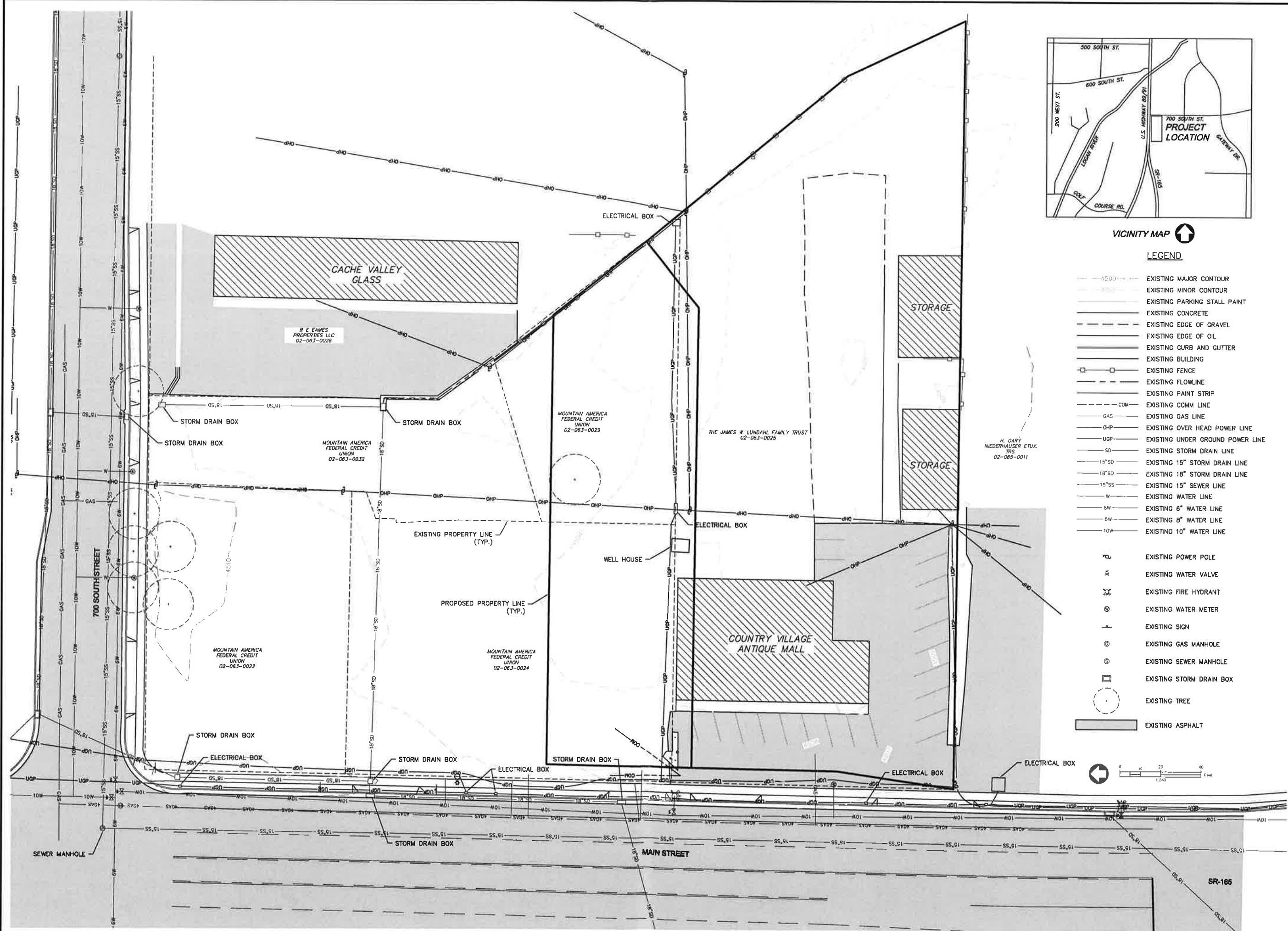
730 S. MAIN DEVELOPMENT
730 SOUTH MAIN ST.
LOGAN, UT 84321

Cache • Landmark
Engineers
Surveyors
Planners

1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 4 SEPTEMBER 2015
SCALE: 1" = 20'
CALCS BY: S. EARL
CHECKED BY: XXX
APPROVED BY: S. EARL
PROJECT NUMBER: 15041TFC
SHEET: SP-1

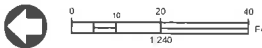
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VICINITY MAP

LEGEND

- 4500' EXISTING MAJOR CONTOUR
- 850' EXISTING MINOR CONTOUR
- EXISTING PARKING STALL PAINT
- EXISTING CONCRETE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF OIL
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING FLOWLINE
- EXISTING PAINT STRIP
- COM EXISTING COMM LINE
- GAS EXISTING GAS LINE
- OHP EXISTING OVER HEAD POWER LINE
- UGP EXISTING UNDER GROUND POWER LINE
- SD EXISTING STORM DRAIN LINE
- 15"SD EXISTING 15" STORM DRAIN LINE
- 18"SD EXISTING 18" STORM DRAIN LINE
- 15"SS EXISTING 15" SEWER LINE
- W EXISTING WATER LINE
- 8W EXISTING 6" WATER LINE
- 6W EXISTING 8" WATER LINE
- 10W EXISTING 10" WATER LINE
- P EXISTING POWER POLE
- V EXISTING WATER VALVE
- F EXISTING FIRE HYDRANT
- M EXISTING WATER METER
- S EXISTING SIGN
- G EXISTING GAS MANHOLE
- S EXISTING SEWER MANHOLE
- SD EXISTING STORM DRAIN BOX
- T EXISTING TREE
- AS EXISTING ASPHALT



PROFESSIONAL ENGINEER

STEVEN C. EARL

318575-2202

9-04-15

STATE OF UTAH

NO.

DATE

DESCRIPTION

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730 S. MAIN DEVELOPMENT

730 SOUTH MAIN ST.

LOGAN, UT 84321

C

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Engineers

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Planners

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Logan, UT 84321

435.713.0099

DATE:

4 SEPTEMBER 2015

SCALE:

1" = 20'

CALCS BY:

S. EARL

CHECKED BY:

XXX

APPROVED BY:

S. EARL

PROJECT NUMBER:

15041TFC

SHEET:

SP-2